

Forum on Multifamily Housing Production

Public Forum
January 10, 2019



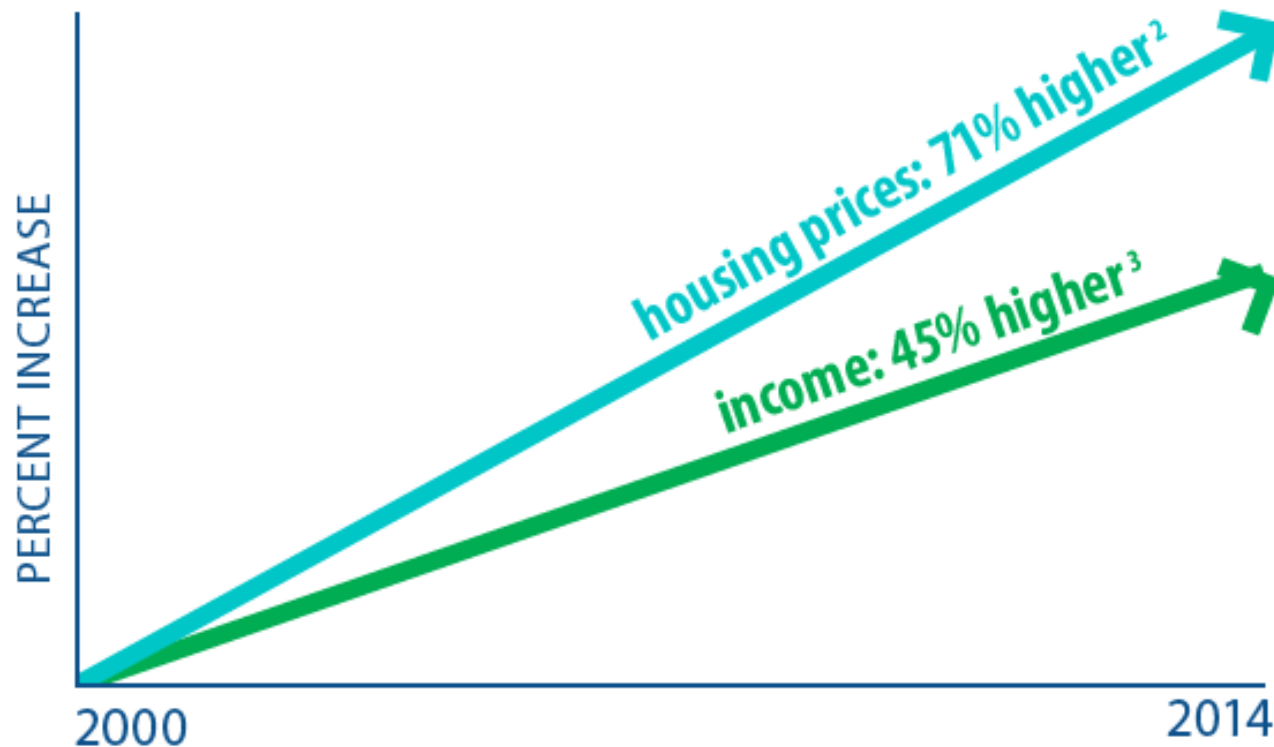
Meeting Overview

- Introductions and presentation (15 minutes)
- Stations for small group input (65 minutes)
- Wrap up (10 minutes)



Demonstrated Need

SALE PRICES ROSE FASTER THAN INCOME.



Buying a house is too expensive for current residents.²

sale price affordable to a median income household in Arlington is about \$310,000, but the median sale price of homes in Arlington was \$580,000 in 2015.



Demonstrated Need

MORE THAN ONE IN FOUR HOUSEHOLDS HAVE LOW INCOMES.



5,170 households have
low incomes¹

27% of all households

Low income varies by household size. For a household of 2, low income is \$54,200. This is the most common household size in Arlington.



Demonstrated Need

ONE IN THREE HOUSEHOLDS SPEND MORE THAN 30% OF THEIR INCOME ON HOUSING.



5,655 households¹
30% of all households

(Middle-income & low-income households alike spend a large portion of their income on housing.)



Demonstrated Need

LOW-INCOME SENIORS SPEND AN EVEN HIGHER PROPORTION OF THEIR INCOME ON HOUSING.



972 low-income senior households (37% of all low-income seniors) spend more than **50%** of their income on housing costs.¹

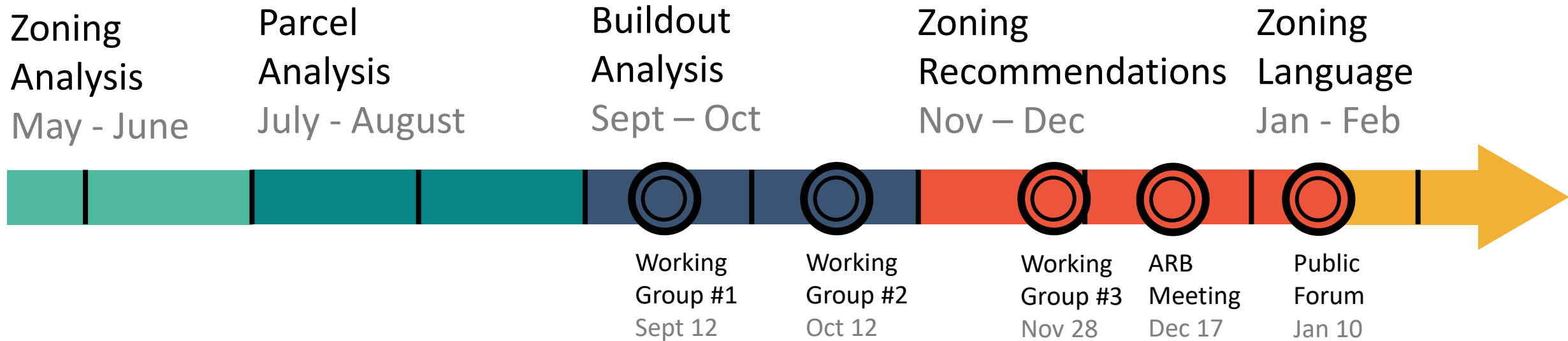


Project Goals

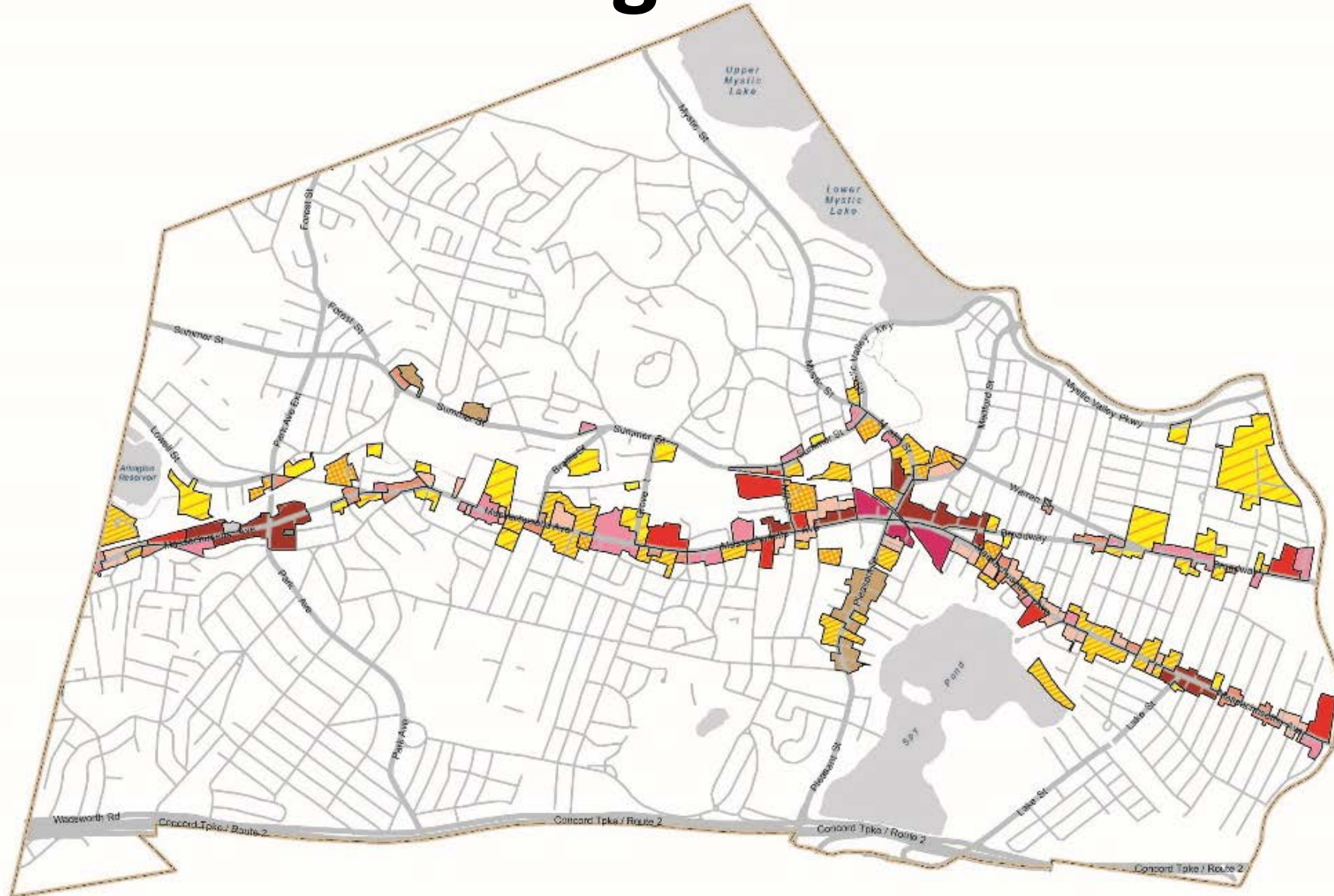
- Encourage good design, maximize building envelope, compact and sustainable development
- Realize benefits of multifamily housing, including affordable housing, in residential zoning districts already zoned for higher densities (R4-R7)
- Align Zoning Bylaw with Master Plan and Housing Production Plan goals













Project Timeline



Zoning Districts Reviewed



Zoning Districts

-  B1: Neighborhood Office
-  B2: Neighborhood Business
-  B2A: Major Business
-  B3: Village Business
-  B4: Vehicular Oriented Business
-  B5: Central Business
-  R4: Town House
-  R5: Apartments Low Density
-  R6: Apartments Med Density
-  R7: Apartments High Density



Lot Size and Density Analysis

Arlington Parcel Zoning Analysis

Minimum Lot Size Per Unit Existing Zoning

Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size Per Unit - Extg Zoning

| B Districts | Parcels | Percent |
|-----------------------|---------|---------|
| Total parcels | 61 | 100% |
| Compliant parcels | 51 | 84% |
| Nonconforming parcels | 10 | 16% |
| R Districts | Parcels | Percent |
| Total parcels | 95 | 100% |
| Compliant parcels | 40 | 42% |
| Nonconforming parcels | 55 | 58% |

Includes parcels with existing residential or mixed use.

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT, Town of Arlington

September 2018

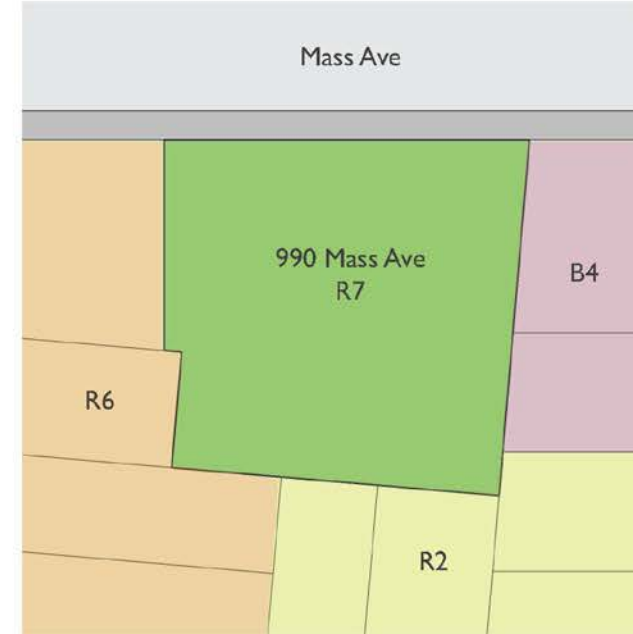
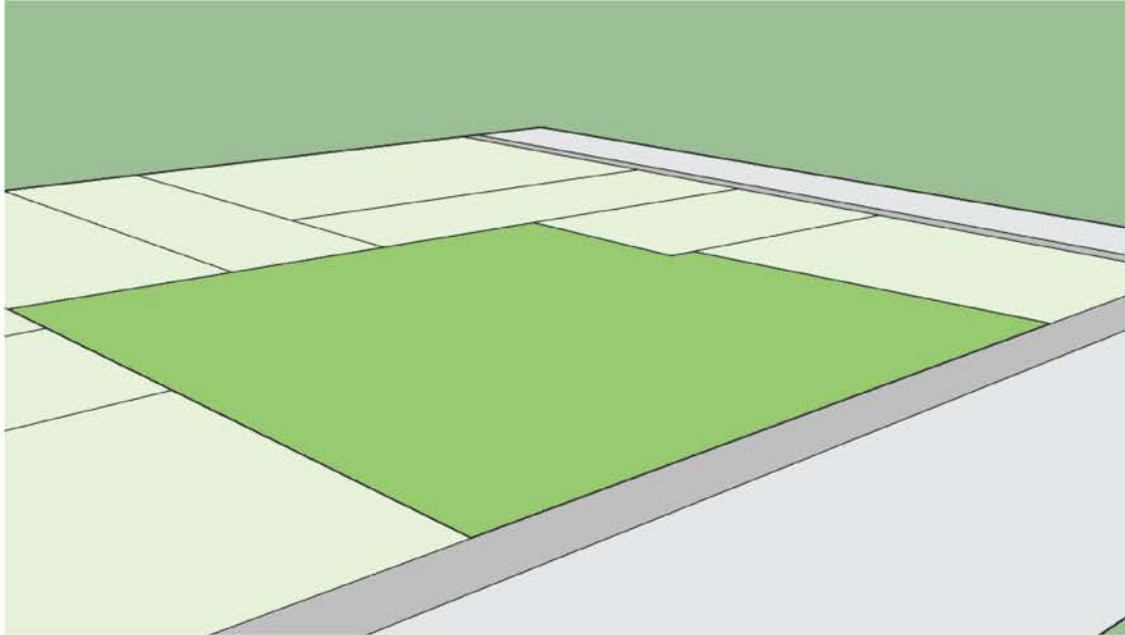


0 0.1 0.2 0.4 Miles



| Minimum Lot Size Per Unit Requirements (sq.ft.) | | |
|-------------------------------------------------|--------------------------------|-------------|
| Use | Zone | Extg Zoning |
| Townhouse | R4 | 2,500 |
| | R5 | 1,450 |
| Apartment or Townhouse | B2 | 1,450 |
| | B2A, B4 (street <50') | 1,450 |
| | R6 | 700 |
| | B2A, B4 (street >50') | 700 |
| | B3 | 600 |
| | R7, B5 | 550 |
| | All B lots <20,000 sqft | 0 |
| Mixed Use | B2 (lot >20,000 sqft) | 1,450 |
| | B2A, B4, B5 (lot >20,000 sqft) | 700 |
| | B3 (lot >20,000 sqft) | 600 |
| | | |

Buildout Analysis



990 MASS AVE

Zoned R7 - Apartments High Density

Existing use: 64 apartment units

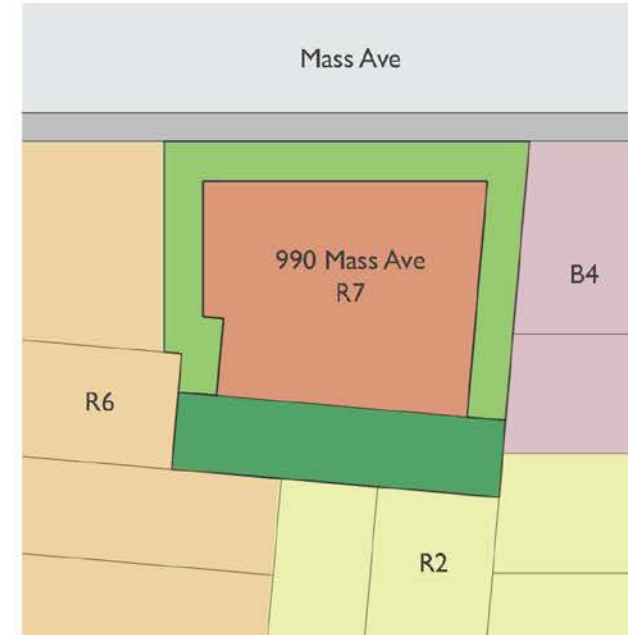
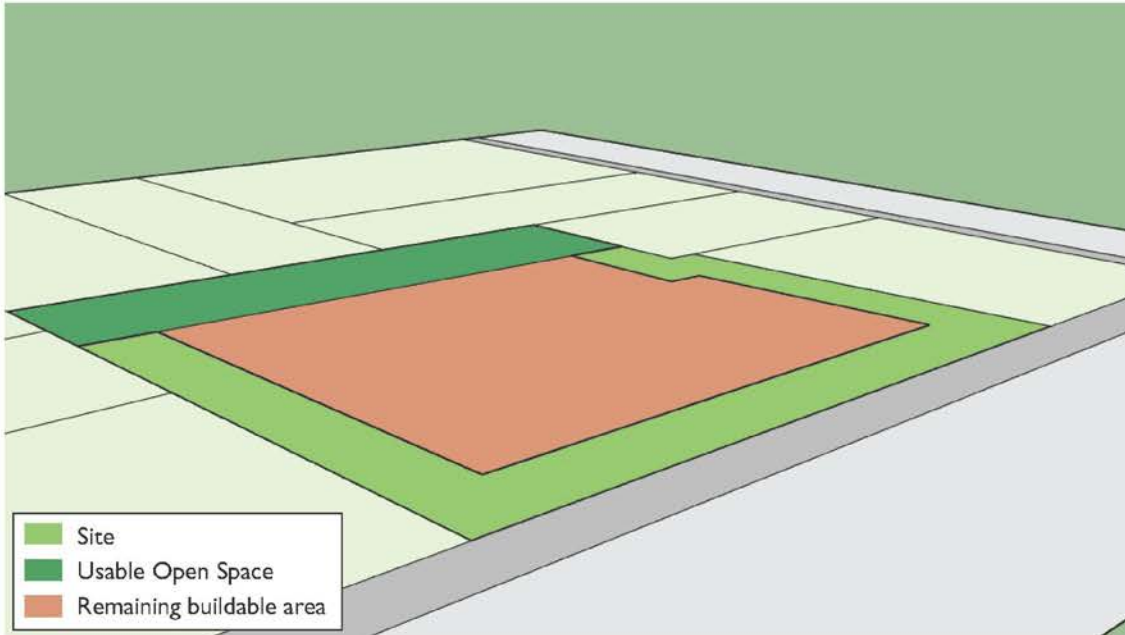
.73 acres - meets 20,000 sq.ft. minimum lot area

185' lot frontage - meets 100' minimum

Allowable density - 550 sq.ft. lot area per unit - max. 58 units



Buildout Analysis



REQUIRED YARDS AND OPEN SPACE

Front yard - 20'-6"

Side yard - 20'

Rear yard - 29'

Useable Open Space - 6,600 sq.ft (15% gross floor area based on estimated FAR)

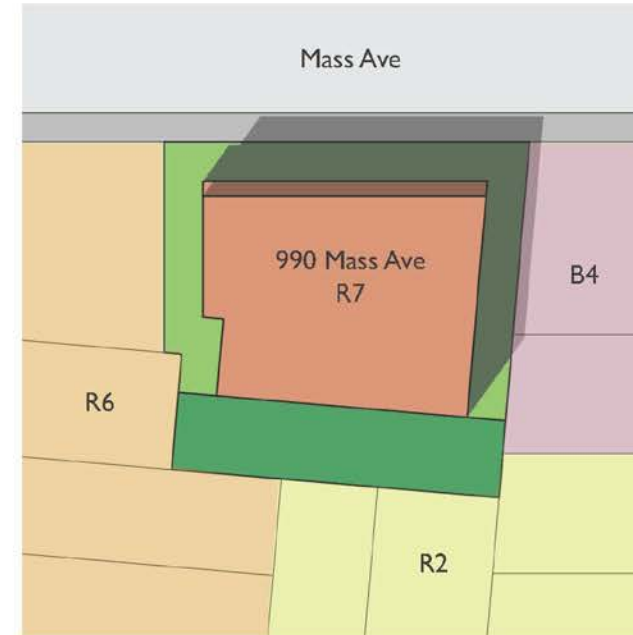
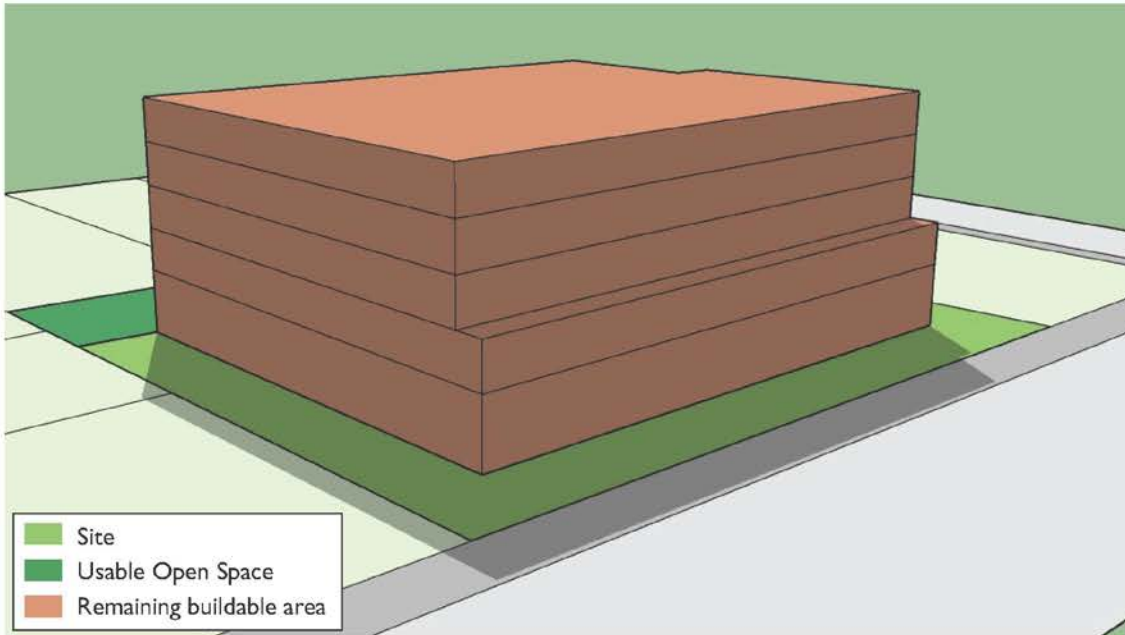
Minimum dimensions 25'x25'

Landscaped Open Space (not shown) - 4,400 sq.ft. (10% gross floor area)

Front, side, and rear yard requirements vary depending on building height, length, and width.



Buildout Analysis



MAXIMUM HEIGHT

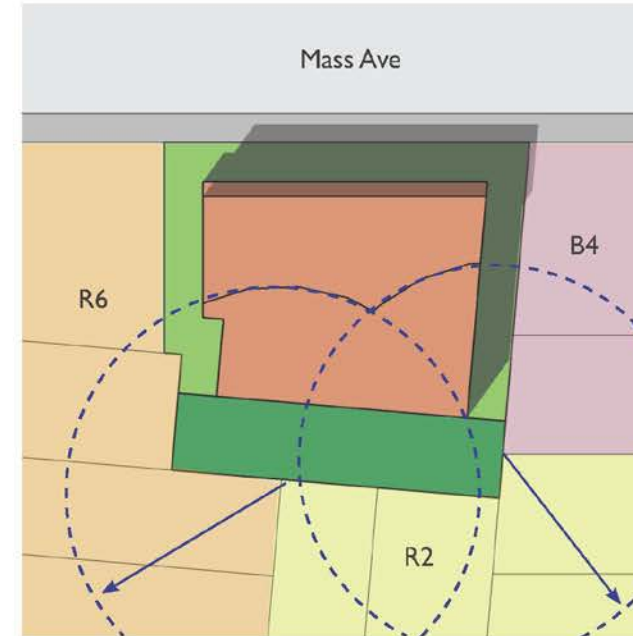
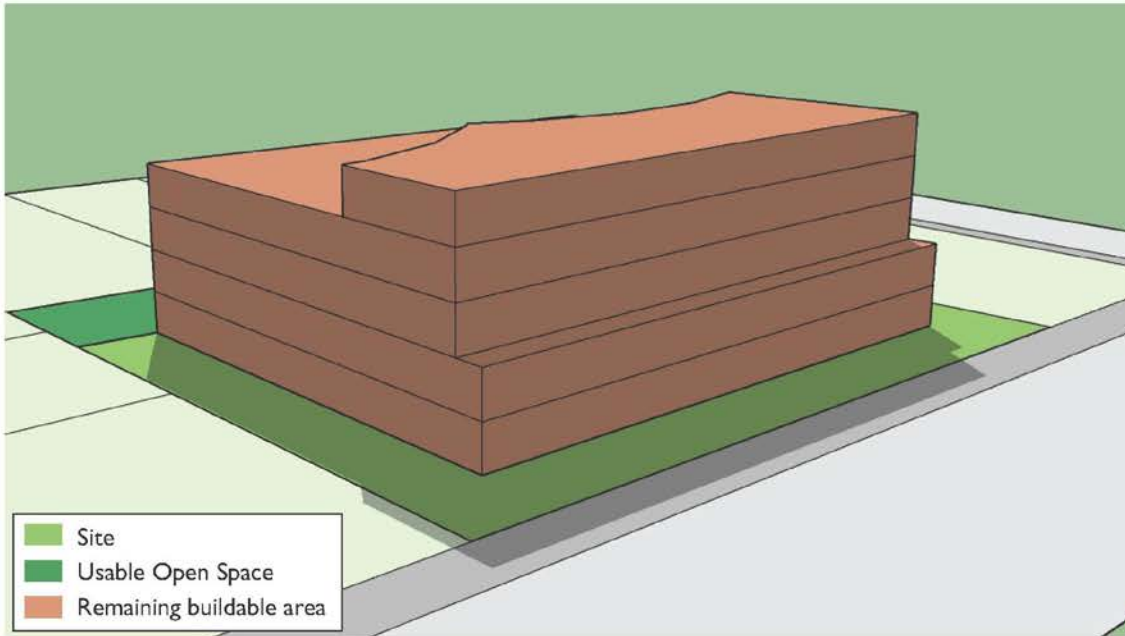
Maximum height 60' / 5 stories

15' tall ground story with 10' upper stories

7.5' setback from street at third story and above for any building over 3 stories



Buildout Analysis



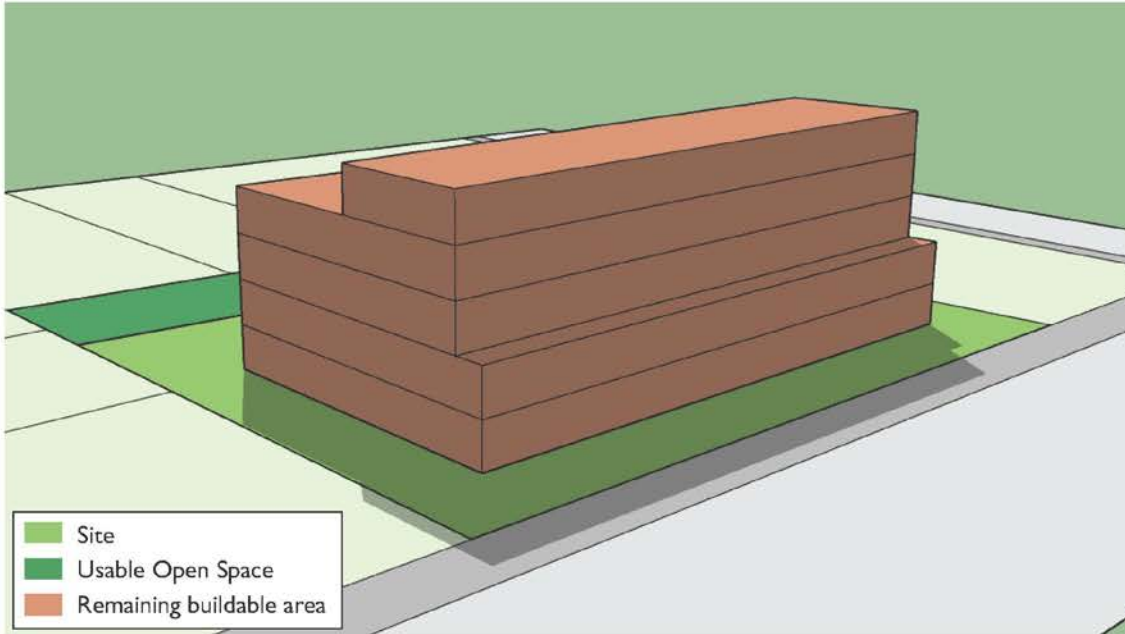
HEIGHT BUFFER

Maximum height 40' within height buffer

Height buffer applies within 100' of R2 zone to the south



Buildout Analysis



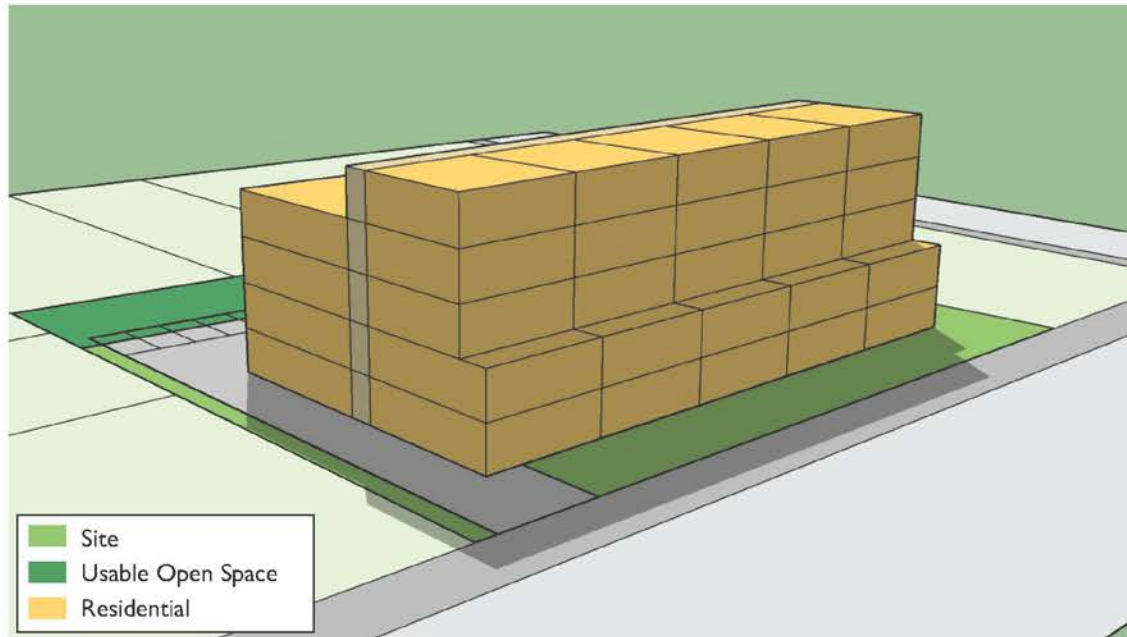
FLOOR AREA RATIO

Floor Area Ratio = Total building floor area / total lot area

Maximum FAR 1.5



Buildout Analysis



PARKING

Parking required for 42 apartments: 58 spaces

Total with affordable housing reduction: 52 spaces

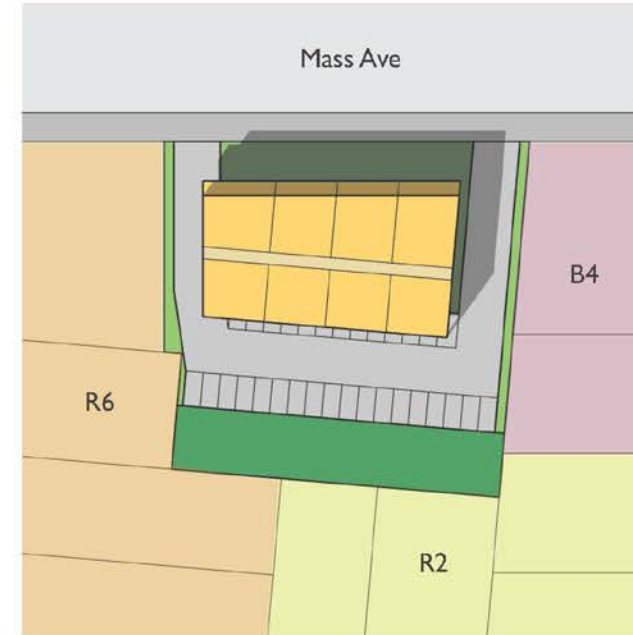
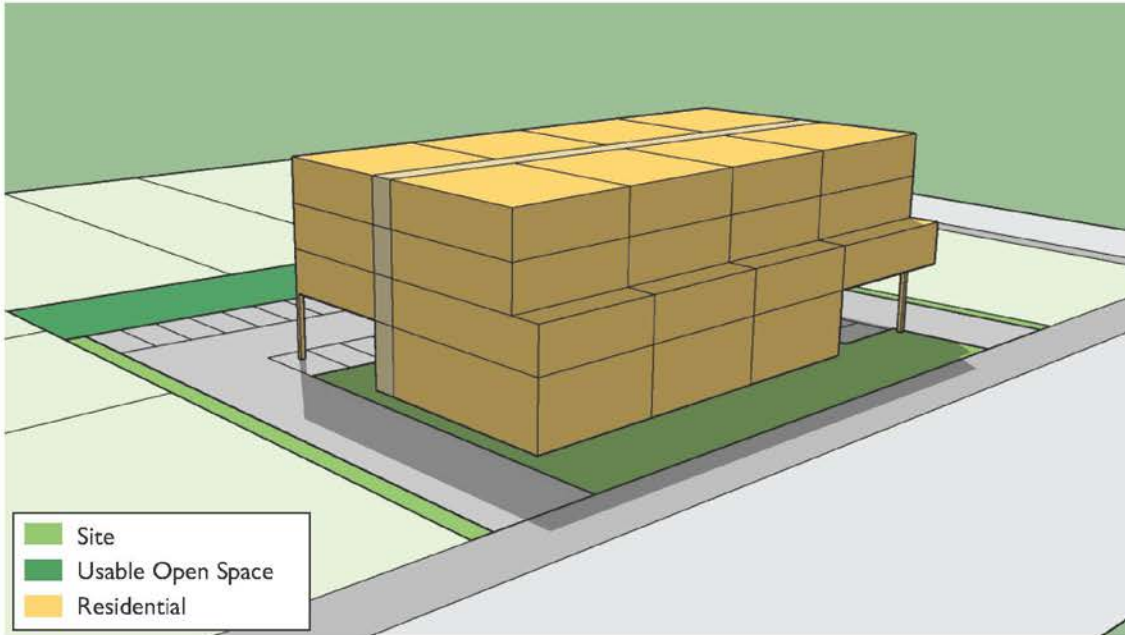
(Transportation Demand Management reduction not permitted in R7)

But only room for ~18 spaces on site with this building footprint

Assumes 50% one-bedroom units (req. 1.15 parking spaces/unit), 40% two-bedroom units (req. 1.5 spaces/unit), and 10% three-bedroom units (req. 2 spaces/unit).



Buildout Analysis



FINAL BUILDOUT

28 apartments

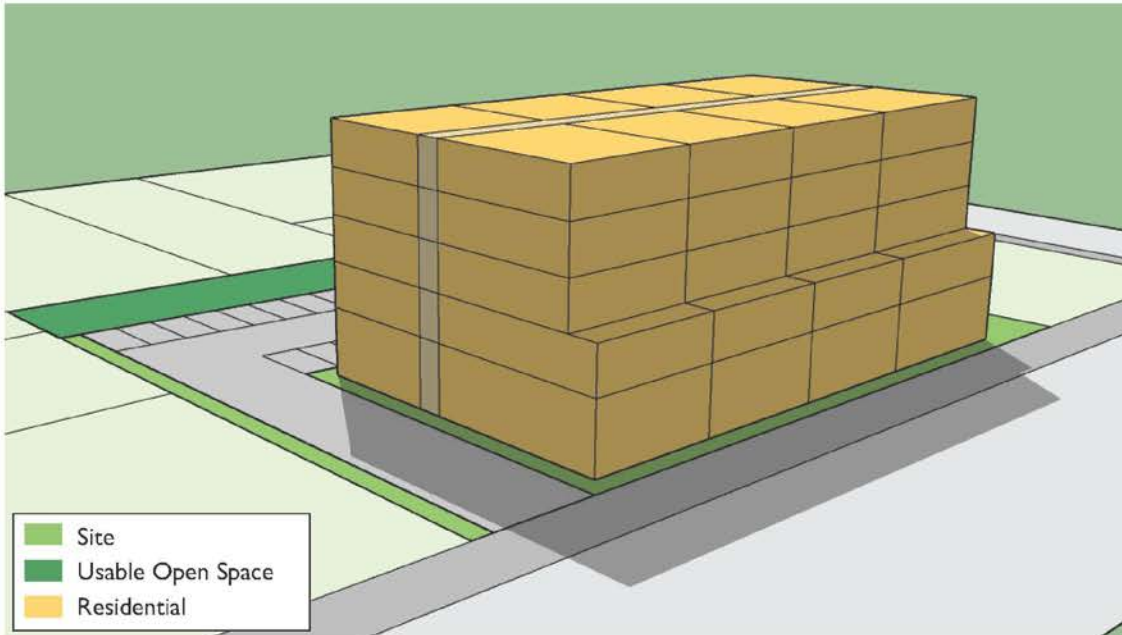
35 parking spaces

MOST CONSTRAINING FACTOR: Parking

OTHER MAJOR CONSTRAINTS: Yards, height buffer



Buildout Analysis



| | EXTG R7 ZONING | POTENTIAL CHANGES |
|-------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------|
| BUILDOUT | .73 acre site 28 units 35 parking spaces | .73 acre site 42 units 27 parking spaces |
| USABLE OPEN SPACE | 15% gross residential area (5,000 sq.ft.) | 100 sq.ft per unit (4,200 sq.ft.) |
| FRONT YARD | 20' (varies based on height) | 5' |
| HEIGHT BUFFER | 4 stories w/in 100-200' of R2 district | Applies w/in 50' of R2 district |
| FAR | 1.5 | 1.5 |
| PARKING | Varies; 1.0-2.0 per unit w/ possible transportation and affordable housing reductions in both cases | 1.0 per unit |



Small Group Stations

- Station 1: Lot Size and Density
- Station 2: Height and Height Buffer
- Station 3: Yards and Open Space
- Station 4: Parking



Participation Rules

- Please introduce yourself (name and affiliation, if any)
- What questions do you have?
- Please use brevity and respect time.
- If you have disagreements or concerns, then express them in a respectful manner.



If you have just arrived...

- Please sign in at the Registration Table
- Join a small group



Wrap Up and Next Steps

- Summary/ Report Out
- Upcoming Schedule
 - ARB Votes to File Warrant Articles January 16, 2019
 - Zoning Language Jan-Feb 2019
 - ARB Public Hearings March 2019
 - Town Meeting April 2019



Thank You!

For more information:

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